



**NAKOMA COMMUNITY ASSOCIATION  
DESIGN REVIEW COMMITTEE  
PROJECT APPLICATION**

**PROJECT LOCATION**

LOT #	<b>179</b>	ADDRESS	<b>566 Red Sky, Clio, CA 96106</b>	
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**OWNER**

NAME	<b>Alex Johnson &amp; Kaylee Kraybill</b>			
MAILING ADDRESS	<b>3809 Auberge Lane</b>			
CITY / STATE / ZIP	<b>Santa Rosa, CA 95403</b>			
EMAIL	<b>Alexj@johnsonpoolandspa.com</b>	PHONE	<b>707-888-8075</b>	

**ARCHITECT / DESIGNER**

NAME	<b>Tony Bragano</b>			
MAILING ADDRESS	<b>3383 Airway Drive</b>			
CITY / STATE / ZIP	<b>Santa Rosa, CA 95403</b>			
EMAIL	<b>Bragano@gmail.com</b>	PHONE	<b>707-292-6427</b>	

**CONTRACTOR/ BUILDER**

NAME	<b>Alex Johnson</b>			
MAILING ADDRESS	<b>3809 Auberge Lane</b>			
CITY / STATE / ZIP	<b>Santa Rosa, CA 95403</b>			
EMAIL	<b>Alexj@johnsonpoolandspa.com</b>	PHONE	<b>707-888-8075</b>	

**PROJECT INFORMATION**

PROJECT TYPE	<b>New custom home</b>			
SQ. FT (CONDITIONED)	<b>2,140</b>	SQ. FT (UNCONDITIONED)	<b>625</b>	

*As Applicant, either as Owner or Owner's Agent, I have read and understand the NAKOMA COMMUNITY ASSOCIATION CC&R's and the DESIGN REVIEW GUIDLEINES dated January 6<sup>th</sup>, 2021, concerning design and construction at Gold Mountain.*

SIGNATURE

DATE **10/31/2023**

**Alex Johnson**  
PRINT NAME

PROJECT DESCRIPTION

NEW 2,288 SQFT SINGLE STORY RESIDENCE WITH 662 SQFT ATTACHED GARAGE.

PROJECT DIRECTORY

PROPERTY OWNER: ALEX & KAYLEE JOHNSON
566 RED SKY PORTOLA, CA 96122
707-888-8075
alexj@johnsonpoolandspa.com
DESIGNER IN RESPONSIBLE CHARGE: AFFORDABLE DRAFTING
3383 AIRWAY DR SANTA ROSA, CA 95403
BRAGANO@GMAIL.COM 707 292 6427
STRUCTURAL ENGINEER: THOMAS J. MIXTER
2345 COUNTY RD. #630 DEL RIO, TEXAS 78840

PROJECT INFORMATION

PROJECT LOCATION: 566 RED SKY PORTOLA, CA 96122
PROJECT JURISDICTION: PLUMAS COUNTY
APN: 131-200-012
ZONING: S-3
LAND USE: SINGLE FAMILY RESIDENTIAL
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: TYPE V-B
LOT SIZE: .67 ACRES, 29,185 SQFT
LAT/LONG: 39.767918, -120.515646
FIRE SPRINKLERS: REQUIRED
BUILDING AREAS: PROPOSED RESIDENCE: 2,280 SQFT
PROPOSED GARAGE: 662 SQFT
PROPOSED LOT COVERAGE: 10%
CODE SUMMARY: CALIFORNIA RESIDENTIAL CODE (2022 CRC)
CALIFORNIA BUILDING CODE (2022 CBC)
CALIFORNIA MECHANICAL CODE (2022 CMC)
CALIFORNIA PLUMBING CODE (2022 CPC)
CALIFORNIA ELECTRICAL CODE (2022 CEC)
CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (2022 CEESC)
CALIFORNIA GREEN BUILDING STANDARDS CODE (2022 CALGREEN)
CALIFORNIA FIRE CODE (2022 CFC)
CALIFORNIA ADMINISTRATIVE CODE (2022)
CALIFORNIA REFERENCED STANDARDS CODE (2022)
PLUMAS COUNTY MUNICIPAL CODE
HERS VERIFICATION: REQUIRED
FIRE RESPONSIBILITY AREA: STATE
DEFERRED SUBMITTALS: TBD

SYMBOLS

Table of symbols for sections, elevations, doors, windows, keys, outlets, switches, walls, and weather proofing.

GENERAL NOTES

- 1. THESE DRAWINGS ARE THE PROPERTY OF AFFORDABLE DRAFTING AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION.
2. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN COMPLIANCE WITH THE 2022 EDITION OF THE CBC, CMC, CPC, AND CEC AS AMENDED BY THE STATE OF CALIFORNIA AND ALL OTHER APPLICABLE BODIES.
3. DO NOT SCALE THE DRAWINGS. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AS THEY RELATE TO THIS PROJECT.
5. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF APPROVED PERMIT DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
7. THE ABSENCE OF A DETAIL DESCRIBING A PARTICULAR METHOD OF CONSTRUCTION SHALL IMPLY THAT THE CONTRACTOR SHALL CONSTRUCT SAID DETAIL IN COMPLIANCE WITH INDUSTRY STANDARDS FOR THE TYPE OF CONSTRUCTION OF THE BUILDING.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES.
9. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS.
10. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION.
12. ALL EXISTING FINISHES THAT ARE DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE REPAIRED TO MAINTAIN ALL FIRE AND SOUND RATINGS AND TO MATCH THE ADJACENT SURFACES.

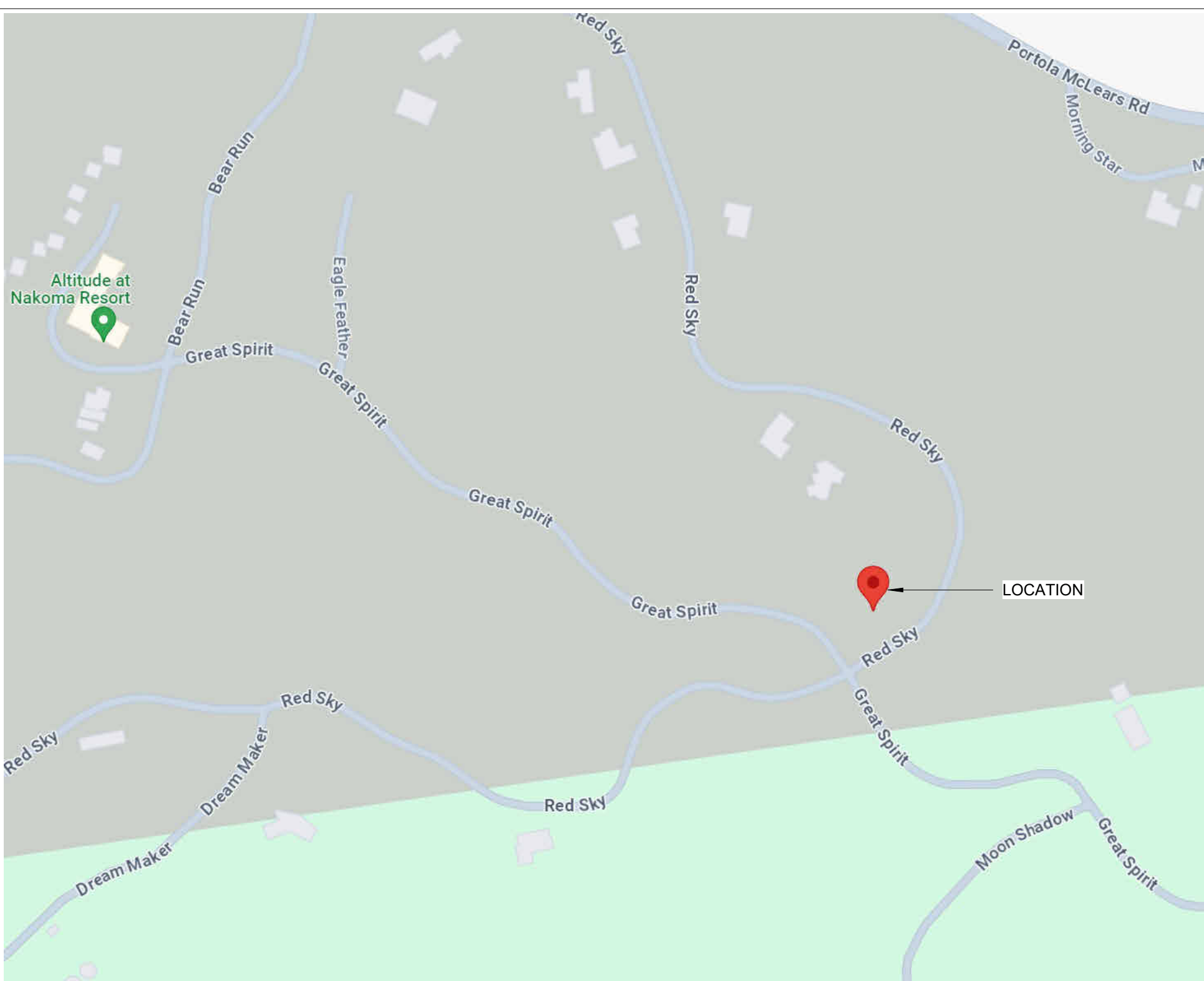
INDEX OF DRAWINGS

- A1 SITE PLAN
A2 FLOOR PLAN
A5 ROOF PLAN
A6 EAST & WEST ELEVATIONS
A7 NORTH & SOUTH ELEVATIONS
A8 3D RENDERING
A9 3D RENDERING
A0 COVER SHEET

ABBREVIATIONS

Table listing abbreviations for various construction materials and components such as AVG APPROX, ARCH, AC, ADJ, AB, ALUM, @, AGGR, etc.

VICINITY MAP



3383 AIRWAY DR
SANTA ROSA, CA 95403
BRAGANO@GMAIL.COM
707-292-6427

PREPARED BY:

TONY BRAGANO
AFFORDABLE DRAFTING
3383 AIRWAY DR
SANTA ROSA, CA 95403
BRAGANO@GMAIL.COM
707 292 6427

Handwritten signature of Tony Bragano.

ALEX & KAYLEE JOHNSON

NEW RESIDENCE

566 RED SKY
PORTOLA, CA 96122
APN 131-200-012

Table with columns: No., Description, Date. Contains 10 empty rows.

COVER SHEET

Project number 23012
Date 12/10/23
Drawn by ACB

A0

Scale 3/8" = 1'-0"



AFFORDABLE DRAFTING SERVICES  
 3383 AIRWAY DR  
 SANTA ROSA, CA 95403  
 BRAGANO@GMAIL.COM  
 707-292-6427  
 WWW.AFFORDABLE-DRAFTING.COM

PREPARED BY:

TONY BRAGANO  
 AFFORDABLE DRAFTING  
 3383 AIRWAY DR  
 SANTA ROSA, CA 95403  
 BRAGANO@GMAIL.COM  
 707 292 6427

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 APN 131-200-012

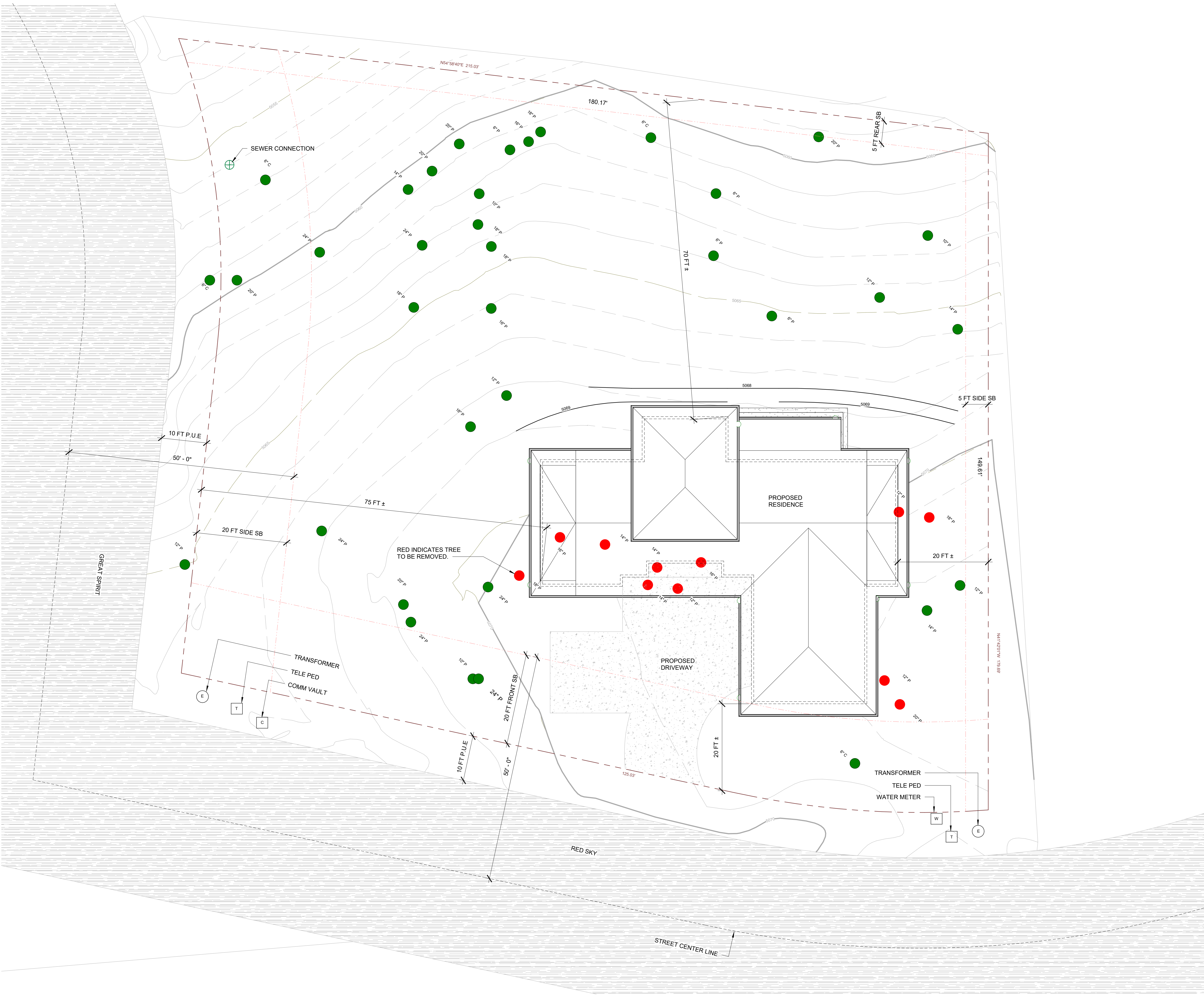
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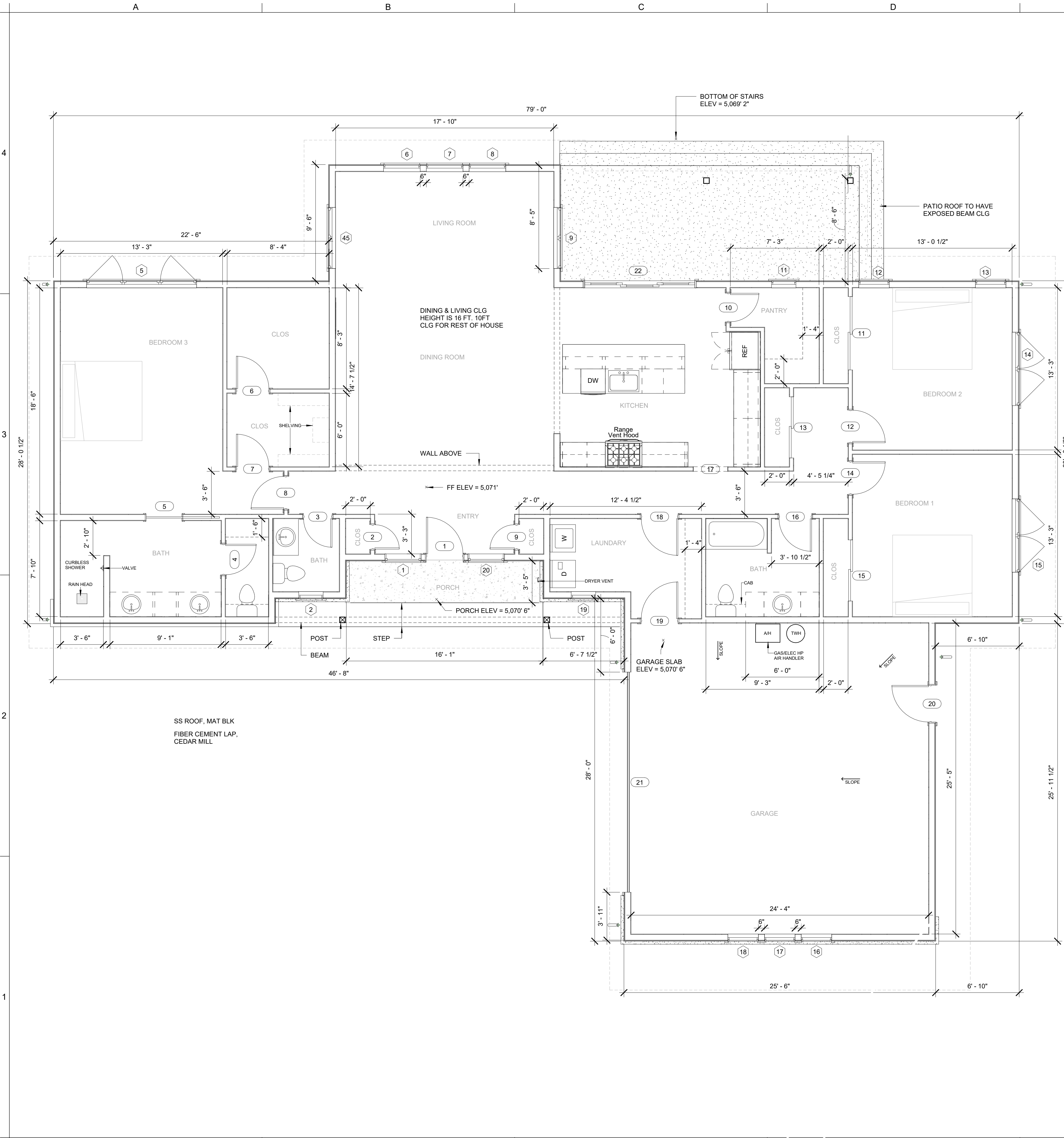
**SITE PLAN**

Project number 23012  
 Date 12/10/23  
 Drawn by ACB

**A1**

Scale 1" = 10'-0"





**WINDOW SCHEDULE**

MARK	WINDOW TYPE	MATERIAL	SILL HEIGHT	WIDTH	HEIGHT	TEMPERED GLAZING
1	FIXED		1'-0"	3'-0"	7'-0"	Yes
2	FIXED		4'-0"	2'-0"	4'-0"	Yes
3	FIXED		8'-3 1/2"	3'-0"	1'-4"	Yes
4	FIXED		8'-3 1/2"	3'-0"	1'-4"	Yes
5	TRIPLE CASEMENT		3'-0"	9'-0"	5'-0"	Yes
6	FIXED		2'-0"	3'-0"	6'-0"	Yes
7	FIXED		2'-0"	3'-0"	6'-0"	Yes
8	FIXED		2'-0"	3'-0"	6'-0"	Yes
9	DOUBLE FIXED		2'-0"	5'-0"	6'-0"	Yes
11	FIXED		4'-0"	2'-0"	4'-0"	Yes
12	FIXED		2'-0"	2'-6"	6'-0"	Yes
13	FIXED		2'-0"	2'-6"	6'-0"	Yes
14	DOUBLE CASEMENT		3'-0"	6'-0"	5'-0"	Yes
15	DOUBLE CASEMENT		3'-0"	6'-0"	5'-0"	Yes
16	FIXED		3'-0"	2'-6"	5'-0"	Yes
17	FIXED		3'-0"	2'-6"	5'-0"	Yes
18	FIXED		3'-0"	2'-6"	5'-0"	Yes
19	FIXED		4'-0"	2'-0"	4'-0"	Yes
20	FIXED		1'-0"	3'-0"	7'-0"	Yes
21	FIXED		8'-3 1/2"	3'-0"	1'-4"	Yes
22	FIXED		8'-3 1/2"	3'-0"	1'-4"	Yes
23	FIXED		8'-3 1/2"	3'-0"	1'-4"	Yes
24	FIXED		4'-2 1/2"	3'-0"	2'-0"	Yes
25	FIXED		4'-2 1/2"	3'-0"	2'-0"	Yes
26	FIXED		4'-2 1/2"	3'-0"	2'-0"	Yes
27	FIXED		4'-2 1/2"	3'-0"	2'-0"	Yes
28	FIXED		4'-2 1/2"	3'-0"	2'-0"	Yes
29	FIXED		4'-2 1/2"	3'-0"	2'-0"	Yes
30	FIXED		8'-0"	3'-6"	2'-0"	Yes
31	FIXED		8'-0"	3'-6"	2'-0"	Yes
32	DOUBLE FIXED		4'-2 1/2"	5'-0"	2'-0"	Yes
36	DOUBLE FIXED		4'-2 1/2"	5'-0"	2'-0"	Yes
39	DOUBLE FIXED		4'-2 1/2"	5'-0"	2'-0"	Yes
45	DOUBLE FIXED		2'-0"	5'-0"	6'-0"	Yes
46	DOUBLE FIXED		4'-2 1/2"	5'-0"	2'-0"	Yes

**DOOR SCHEDULE**

MARK	DOOR TYPE	WIDTH	HEIGHT
1	SINGLE PANEL EXTERIOR	3'-0"	8'-0"
2	SINGLE PANEL INTERIOR	2'-0"	8'-0"
3	SINGLE PANEL INTERIOR	2'-4"	8'-0"
4	SINGLE PANEL INTERIOR	2'-6"	8'-0"
5	POCKET INTERIOR	3'-0"	8'-0"
6	SINGLE PANEL INTERIOR	2'-8"	8'-0"
7	SINGLE PANEL INTERIOR	2'-8"	8'-0"
8	SINGLE PANEL INTERIOR	2'-8"	8'-0"
9	SINGLE PANEL INTERIOR	2'-0"	8'-0"
10	SINGLE PANEL INTERIOR	2'-4"	8'-0"
11	SLIDING CLOSET	6'-0"	8'-0"
12	SINGLE PANEL INTERIOR	2'-8"	8'-0"
13	SLIDING CLOSET	5'-0"	8'-0"
14	SINGLE PANEL INTERIOR	2'-8"	8'-0"
15	SLIDING CLOSET	5'-0"	8'-0"
16	SINGLE PANEL INTERIOR	2'-8"	8'-0"
17	DOOR OPENING	3'-0"	8'-0"
18	SINGLE PANEL INTERIOR	3'-0"	8'-0"
19	SINGLE PANEL INTERIOR	3'-0"	8'-0"
20	SINGLE PANEL EXTERIOR	3'-0"	8'-0"
21	GARAGE	18'-0"	8'-0"
22	SLIDING EXTERIOR	9'-0"	8'-0"



3383 AIRWAY DR  
 SANTA ROSA, CA 95403  
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 WWW.AFFORDABLE-DRAFTING.COM

PREPARED BY:  
 TONY BRAGANO  
 AFFORDABLE DRAFTING  
 3383 AIRWAY DR  
 SANTA ROSA, CA 95403  
 BRAGANO@GMAIL.COM  
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*Anthony Bragano*

ALEX & KAYLEE JOHNSON

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566 RED SKY  
 PORTOLA, CA 96122  
 APN 131-200-012

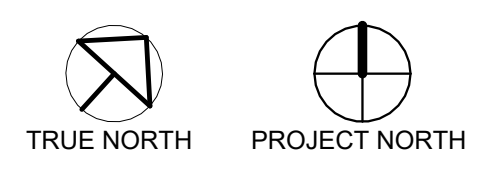
No.	Description	Date

**FLOOR PLAN**

Project number 23012  
 Date 12/10/23  
 Drawn by ADI

**A2**

Scale 1/4" = 1'-0"





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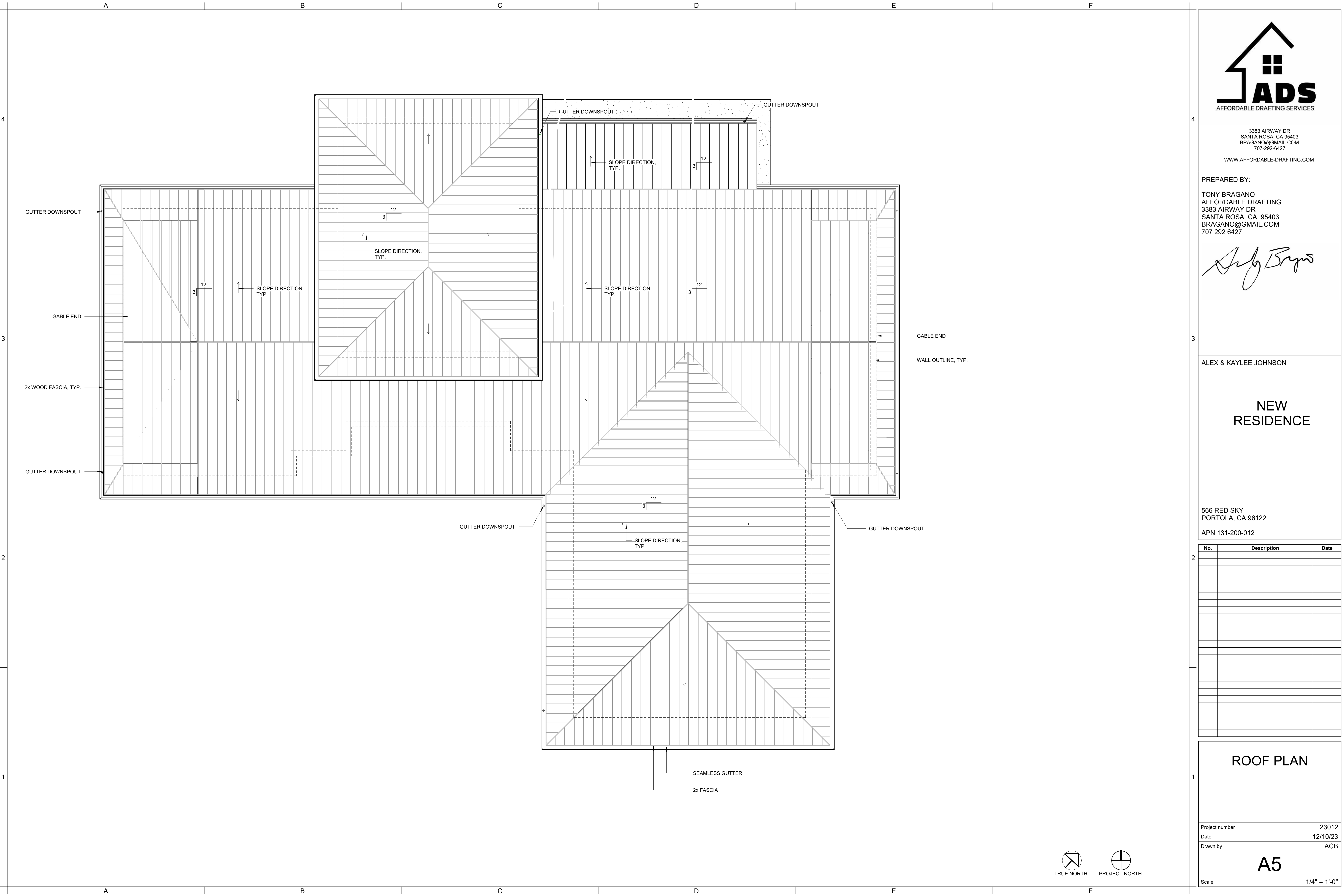
No.	Description	Date

## ROOF PLAN

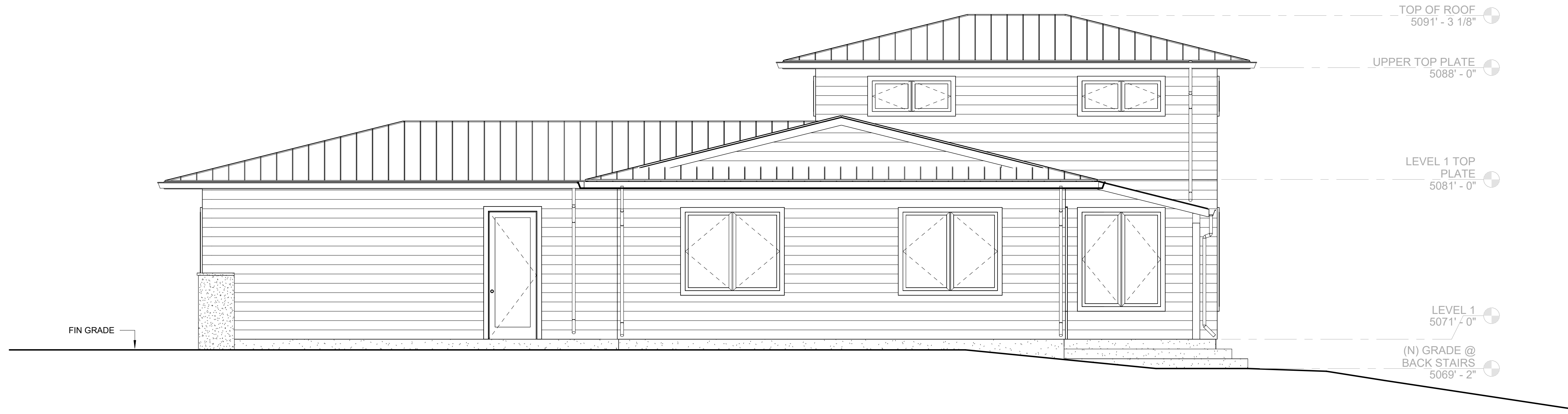
Project number 23012  
Date 12/10/23  
Drawn by ACB

# A5

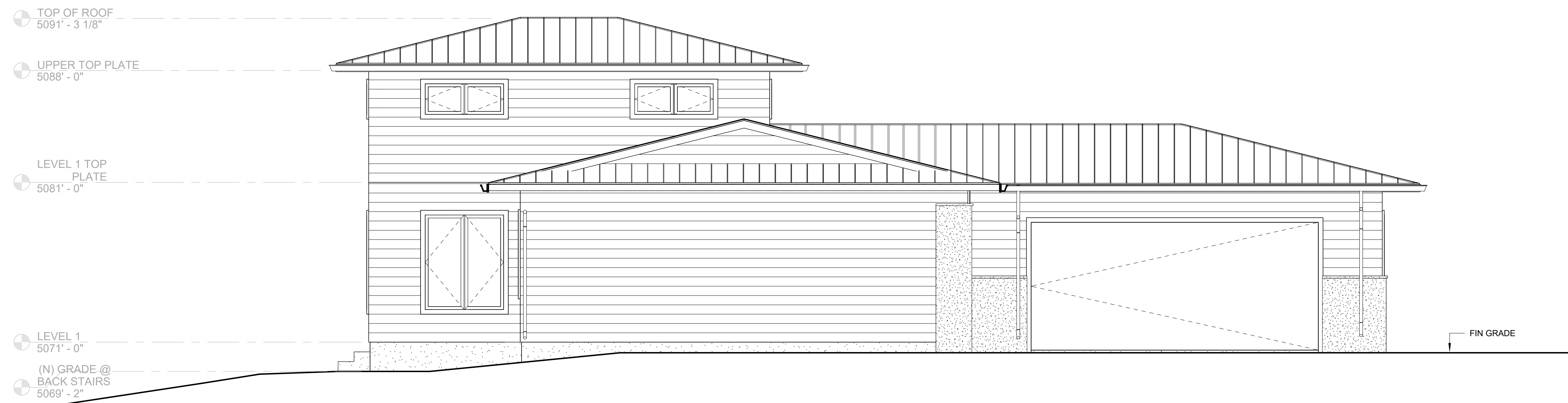
Scale 1/4" = 1'-0"



① EAST  
1/4" = 1'-0"



② WEST  
1/4" = 1'-0"



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WWW.AFFORDABLE-DRAFTING.COM

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3383 AIRWAY DR  
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RESIDENCE**

566 RED SKY  
PORTOLA, CA 96122

APN 131-200-012

No.	Description	Date

**EAST & WEST  
ELEVATIONS**

Project number 23012  
Date 12/10/23  
Drawn by ACB

**A6**

Scale 1/4" = 1'-0"

① NORTH  
1/4" = 1'-0"



② SOUTH  
1/4" = 1'-0"



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AFFORDABLE DRAFTING  
3383 AIRWAY DR  
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No.	Description	Date

### NORTH & SOUTH ELEVATIONS

Project number	23012
Date	12/10/23
Drawn by	ADI

## A7

Scale 1/4" = 1'-0"

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No.	Description	Date

**3D RENDERING**

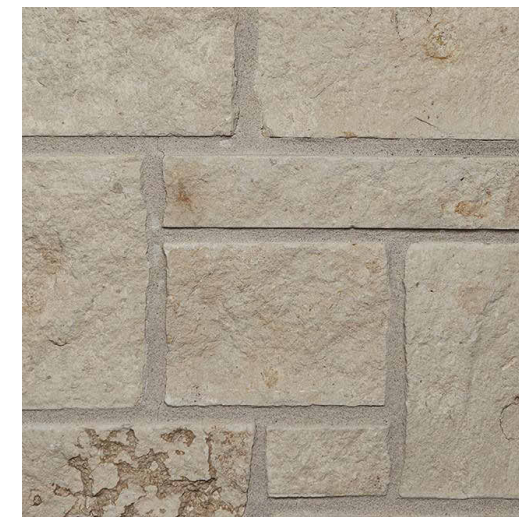
Project number	23012
Date	12/10/23
Drawn by	ADI

**A8**

Scale



EXTERIOR MATERIALS



STONE SIDING  
WHITE MARIGOLD TAILORED BLEND( BUECHEL STONE)



ROOF  
MATT BLACK(MS METAL)



SIDING  
TWO TONE LAP SIDING IN RIVER ROCK COLOR (WOODTONE)

- SIDING
- TWO TONE LAP SIDING IN RIVER ROCK COLOR (WOODTONE)
  - LP SMARTSIDE ENGINEERED WOOD PROFILES - 16", 8", 8", 12"

- ROOF
- MATT BLACK (MS METAL)
  - SUBSTRATES: OPEN FRAMING, SOLID SUBSTRATE
  - FASTENERS: CONCEALED, STANDING SEAM ROOF
  - STANDARD FINISHES: ACRYLIC COATED GALVALUME®, MS COLORFAST45®, PVDF
  - MATERIAL: STEEL

- STONE SIDING
- WHITE MARIGOLD TAILORED BLEND( BUECHEL STONE)
  - EACH PIECE IS SAWN TO PRECISION HEIGHTS (2-1/4", 5", 7-3/4" & 10 1/2")
  - RANDOM LENGTHS (FROM 6" TO 42") FOR FULL AND (FROM 6" TO 24")



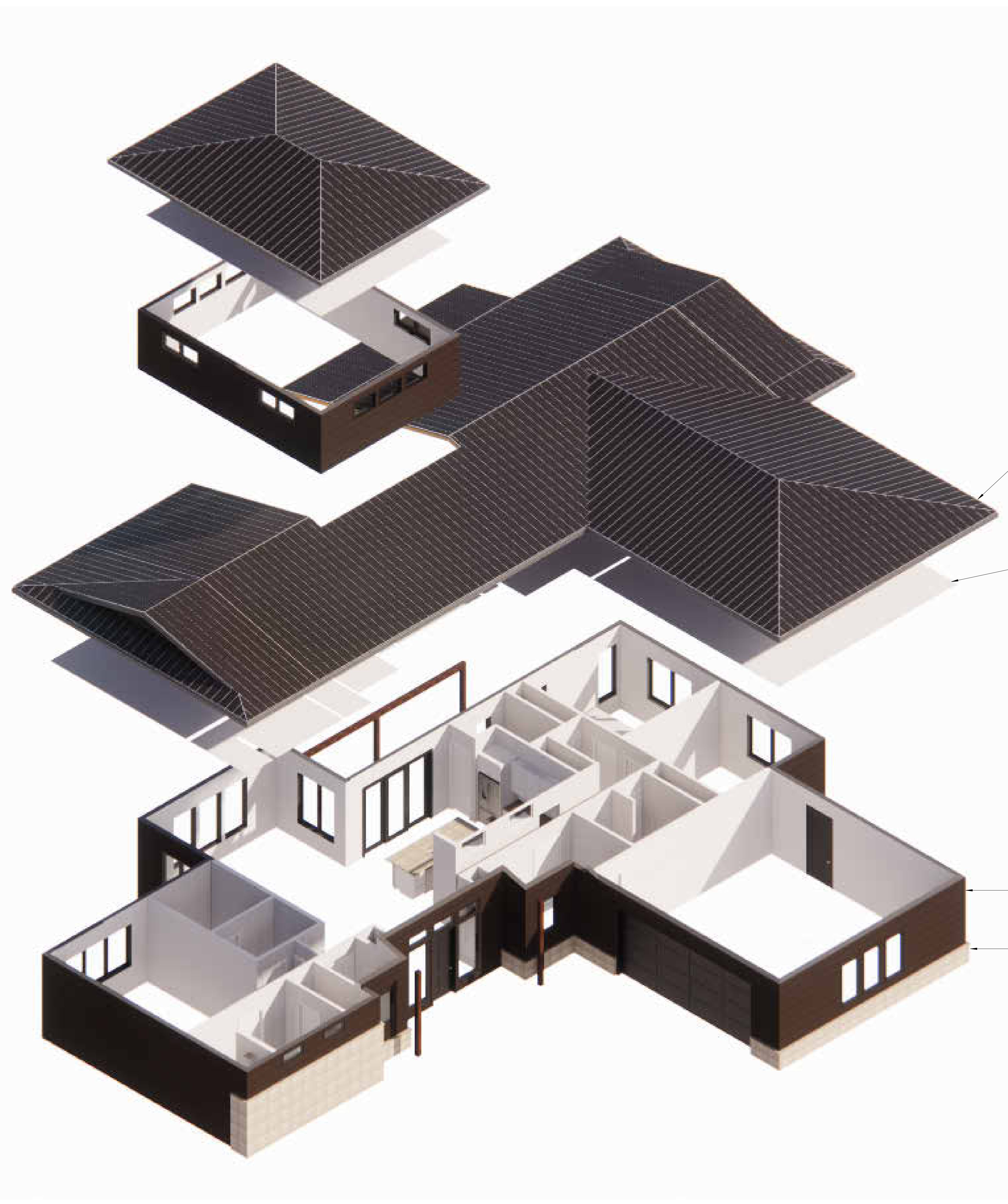
A B C D E F

4

3

2

1



**ROOF**  
 -MANUFACTURED TRUSSES  
 -PLYWD SHING  
 -STANDING SEAM METAL ROOF

5/8" GYPSUM CEILING

**WALL ASSEMBLY**  
 -FIBER CEMENT LAP SIDING  
 -PLYWD SHING  
 -TYVEN WRB  
 -R19 BATT INSULATION  
 -1/2" GYPSUM INT FIN.

STONE VENEER



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No.	Description	Date

**3D RENDERING**

Project number 23012  
 Date 12/10/23  
 Drawn by ADI

**A9**

Scale